

MINUTES OF A SPECIAL MEETING OF THE COMMON COUNCIL OF THE TOWN OF CLARKDALE WITH THE PLANNING COMMISSION HELD ON MONDAY MARCH 17TH, 2003 IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, CLARKDALE, ARIZONA.

A Meeting of the Common Council of the Town of Clarkdale and the Planning Commission was held on Monday, March 17th, 2003 at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Main Street, Clarkdale, Arizona.

Town Council

Mayor	Michael Bluff	Present
Vice Mayor	Ellie Bauer	Present
Council Members	Groom	Absent
	Leibforth	Present
	Williams	Present

Planning Commission

Chairperson	Prud'homme-Bauer	Present
Vice Chair	Dodendorf	Present
Commissioners	Brunsmann	Absent
	Hansen	Present
	Sammarco	Present

Staff:

Planning Director	Lyle Richardson
Planner II	Steven Brown
Adm. Assistant	Linda Noland
Town Clerk	Joyce Driscoll

OTHERS IN ATTENDANCE: Gayle Mabery, Town Manager

CALL TO ORDER: Mayer Bluff called the meeting to order at 6:04 p.m. and noted that all Council Members were present with the exception of Council Member Groom

Planning Commission was called to order by Chairperson Prud'homme-Bauer at 6:05 p.m. . All Commissioners were present with the exception of Commissioner Brunsmann.

Public Comment: None

OLD BUSINESS

WORK SESSION ON THE PROPOSED SITE PLAN REVIEW:

Mayor Bluff stated since the meeting of March 10, 2003, the Planning Department made the desired changes to the Site Plan Review Draft and Mayor Bluff suggested it would be best to go around the table one by one and have the input of the Council members and Planning Commission members as to their thoughts on the revised copy.

DISCUSSION FOLLOWED:

Commissioner Hansen: stated he felt the Site Plan Review Process is a necessary document and that it is proceeding the proper direction.

Council Member Leibforth: had no questions comments, stating he liked the document.

Vice Chairperson of the Planning Commission, Dodendorf: felt the document reflects an easy process for the developers to follow and it also covers the best interests of Clarkdale and the public.

Vice Chairperson of the Council, Bauer: felt the document is a superb testimony of the Planning Department and Planning Commission. Chairperson Bauer had one question and that was, how to deal with the new document, with questions on the term, "review".

Planning Director Richardson made a presentation on the alternatives available for structuring the review process, detailed in his memo to Council.

Commissioner Sammarco: stated the Planning Department strived for a palatable process in the Site Plan Review.

Chairperson of the Planning Commission, Prud'homme-Bauer: stated her understanding was, they gathered tonight to decide the administrative review process that will be acceptable to both the Planning Commission and the Council.

Council Member Williams: stated he felt a lot of good work went into the Site Plan Review Process, but that he also had concerns on "public hearings". Williams felt the Planning Commission need not be involved in the process, stating the main role of the Planning Commission is to review zoning codes and ordinances for changes. He feels the Planning Commission should not be required to hold a public hearing unless an issue arises and an appeal is called for. Williams stated his chief objection is to the public hearing process being required at all and stated if it meets the code requirements, there should be no more issues.

Mayor Bluff stated that he does not believe the public should be involved in the review of commercial development process, feeling that it is wrong.

Council Member Leibforth: feels the general public has a right to comment and the public should have the option to ask questions.

Council Member Williams: stated the General Plan lays out the industrial and commercial areas which were decided by the public, feeling it would be wrong to regress from the General Plan.

Commissioner Sammarco: agreed with Leibforth, stating she feels the need for open communication between the town and the public.

Vice Chairperson Planning Commission, Dodendorf: feels there could be a problem involving public input, stating many of the public don't understand

Reviewed By:

Lyle Richardson
Planning Director

APPROVED BY:

Michael Bluff
Mayor

Robyn Prud'homme-Bauer
Planning Commission-Chairperson

SUBMITTED BY:

Linda L. Noland
Administrative Assistant